



GRASSROOTS
REALTY GROUP

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**150 Willow Ridge Crescent
Diamond Valley, Alberta**

MLS # A2244077



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Vinyl Windows		

Inclusions: RO System, Wooden Shelving and bench (on South wall in garage)

~ OPEN HOUSE SATURDAY AUG 9 - 11:30AM - 1:30PM ~ This bright bungalow is located in the quiet community of Willow Ridge. Enjoy the mountain views from your front bay window. Located on a large corner lot (over 6000 sq. ft) with exceptional parking and a dog run ready for your fur friend. Some of the recent updates include vinyl plank flooring, a neutral paint palette and updated countertops. The roof shingles on the house were replaced in 2021 along with the hot water tank, refrigerator and dishwasher in 2023. With 3 bedrooms on the main level as well as a laundry area, you will appreciate the convenience of one level living. The detached garage measures 24' x 24'!! A rare find in town, plus room to park an RV. The basement is unfinished, ready for your ideas or great storage space. A great home to bring your ideas and energy to continue with updating. Walking distance to schools, green spaces and a 5 minute drive to a first class golf course. Diamond Valley offers a full service hospital, medical clinic, grocery store, cafe's and famous restaurants. If you crave a peaceful, easy lifestyle, this is your chance.